LOT 14
IN OR 1965/1211
BUCKHEAD II PUD PHASES 1 & 2

PETERSON JAMIE
30462 TROPHY TRAIL
BRYCEVILLE, FL 32009

2025

01-1S-24-018C-0014-0000

BUILDING CHARACTERISTICS

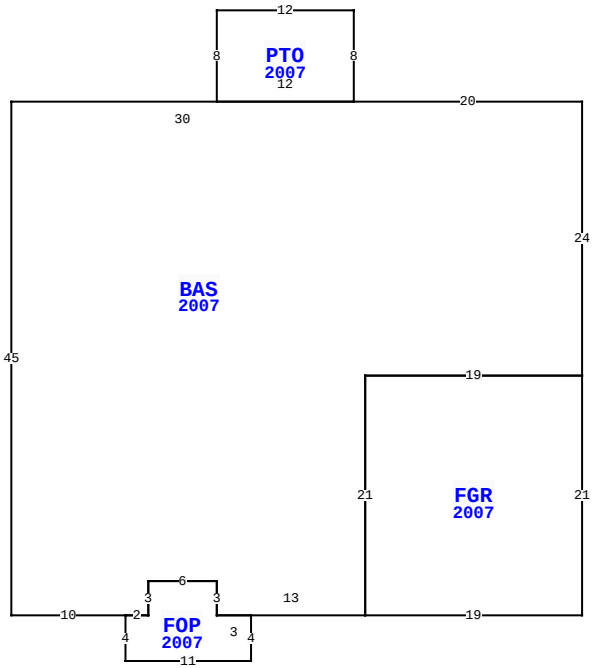
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2007	1,833	202,379
FGR	399	55	2007	219	24,180
FOP	62	30	2007	19	2,098
PTO	96	5	2007	5	552
TOTALS	2,390			2,076	229,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,076	120.1382	120.14	249,411	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2016 Heated Area: 1833 HX Base Yr 2016



30462 TROPHY TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,209
TOTAL MARKET OB/XF VALUE		5,130
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		261,339
SOH/AGL Deduction		95,983
ASSESSED VALUE		165,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,634
TOTAL JUST VALUE		261,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19797	ELEC OTHER	2,000	08/01/2007
M13245	MECH OTHER	0	08/01/2007
P12632	OTHER	0	08/01/2007
C20313	CO ISSUED	0	07/01/2007
B20313	NEW CONSTR	150,480	07/01/2007
R10593	REPAIR/RRF	2,800	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/1211	2/24/2015	SW	U	I	18	139,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: *CONFIDENTIAL*						
1944/1873	10/02/2014	SW	U	I	12	100
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20PTO=[YR=2007] N8W12S8E12$
W30S45E10FOP=[YR=2007] S4E11N4W3N3W6
S3W2$E2N3E6S3E13FGR=[YR=2007] E19N21 W19S21$N21E19N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2007	2007	3	87	3,330	

LAND DESCRIPTION

TOTAL OB/XF 5,130

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 0.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS